

COPY

July 2nd,  
1925.

James Forman, Esq.,  
Assessment Commissioner,  
T o r o n t o.

Dear Sir:

The lease of the building occupied by The Margaret Eaton School on Bay Street, has terminated, and the School will in future carry on its entire activities in the premises commonly known as the Old Y.M. C.A. and Association Hall, on Yonge and McGill Streets. Association Hall has heretofore been occupied for part of time by Trinity Pentecostal Assembly (a religious organization) and their tenancy expires to-day. No exemption from taxation was made, however, on account of this occupancy, but now that this Hall has been taken over by The Margaret Eaton School, we are of the opinion it should be free from taxation, as was the case with the building formerly occupied by the School on Bay Street.

Will you please keep this in mind when making the assessments.

Yours truly,

"J.J.V."

JJV:LW

Secretary.

Copy to Mr. J. D. Eaton,  
8/10/38



# COPY

June 15th, 1925.

W.C. MacNeill, Esq.,  
c/o McNeill, Graham & Co.,  
Bank of Hamilton Bldg.,  
Toronto, Ontario.

Dear Mr. MacNeill:

In accordance with the  
Lease of The Margaret Eaton School Building  
which expired yesterday, the effects of the  
School have all been removed and we herewith  
enclose the keys of the building.

Yours truly,

JAL.LW.

The T. EATON CO. Limited

Encls.

Assistant Secretary.



*Macneill, Graham & Co.*  
*Government, Municipal & Corporation Bonds*

BANK OF HAMILTON BUILDING

*Toronto* March  
Twenty-sixth  
1925

J. A. Livingstone, Esq.,

Private Office,  
The T. Eaton Company.

Toronto.

Re: Margaret Eaton School of Literature  
and Expression.

Dear Sir:

In connection with the various telephone conversations which I had with you regarding the above, I have decided to offer you a renewal of the Lease for a further period of one year from the 15th of June 1925, at a rental of \$3,000 per annum net to me.

I mean by this that you will assume payment of any taxes and provide your own Janitor service, heat, light, etc. etc. In other words I will receive a net rental, free of any deductions, of \$3,000 per annum. At this rental the property will just barely carry itself.

I will be glad to hear from you at an early date as to whether this will meet with your acceptance.

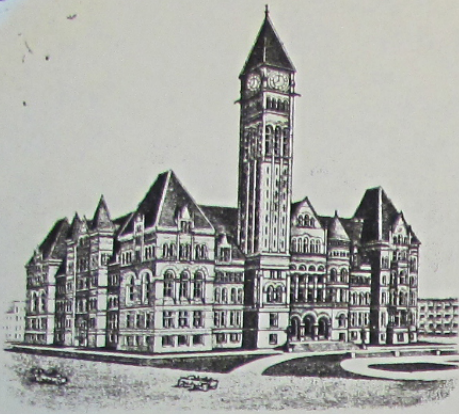
Yours very truly,

M/R

*W. B. Macneill*

*May 3/25 - Mr. J. A. Livingstone  
has been told that we would  
not take the building.*





*James C. Forman,*  
*Commissioner.*

*Address all Correspondence to the*  
*Commissioner of Assessment.*

*Toronto,* July 23rd, 1924.

John A. Livingstone, Esq.,  
Assistant Secretary,  
The T. Eaton Co. Ltd.,  
Yonge Street,  
Toronto.

Dear Sir:

I am in receipt of your letter of the 21st instant enclosing Agreement leasing the property at 1174-1182 Bay Street to the Margaret Eaton School of Literature and Expression, duly signed and witnessed, together with cheque for the first quarterly payment of rent.

I enclose receipt for the rent.

Yours truly,

*James C. Forman*

HRJ/DL.  
6350.  
Enc.



: Dated

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THE MARGARET EASTON SCHOOL  
OF LITERATURE & EXPRESSION.

— and —

City of Toronto

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## Agreement to Rent

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Nos. 1174-1182 Bay Street.

WILLIAM JOHNSTON, K.C.  
*City Solicitor.*



Toronto, July 15<sup>th</sup> 1924.

TO THE CORPORATION OF THE CITY OF TORONTO.

THE MARGARET EATON SCHOOL OF LITERATURE AND EXPRESSION, (herein called the "Lessee") agrees to rent from the Corporation of the City of Toronto for the period of one year from the 15th day of June, 1924, in their present condition, the building and premises known as Nos. 1174-1182 Bay Street in the City of Toronto, at the yearly rental of \$2,500.00, payable quarterly in advance, together with the water rates, but free from all real property taxes and taxes assessed for local improvements, said rent to be payable at the office of the Assessment Commissioner for the City of Toronto, the first payment of such quarterly payments to be made on the execution hereof, and each of the three remaining quarterly payments to be made on the 15th days of September and December, 1924, and on the 15th day of March, 1925, respectively.

THE SAID LESSEE COVENANTS AND AGREES with the said Corporation to keep the said building and premises, including water taps and connections in a good state of repair, and, when giving up possession of the said premises to leave the same in a clean state, making good all damage done to any part of the said premises, ordinary wear and tear excepted. THE SAID LESSEE ALSO COVENANTS AND AGREES with the said Corporation not to assign or sub-let the said premises nor any part thereof or make any alterations or improvements thereto without the written consent of the said Assessment Commissioner, and that it will not carry on any business or calling that may be deemed a nuisance or by which the fire insurance on the property may be increased.

PROVIDED THAT should the said Lessee make any alterations or improvements in or to the said premises (having first obtained the written consent of the said Assessment Commissioner) such alterations or improvements shall be made at the expense of the said Lessee and shall thereupon become the property of the Corporation of the City of Toronto and shall not be removable by the said Lessee and the said Lessee hereby waives all claims to compensation for such alterations or improvements.



THE SAID LESSEE ALSO AGREES to allow persons bearing an order from the said Assessment Commissioner to inspect the said building and premises on any day during the said term between the hours of 9 o'clock in the forenoon and 6 o'clock in the afternoon, and, when giving up possession of the said premises to leave the keys at the office of the said Assessment Commissioner.

IN WITNESS WHEREOF the said Lessee has hereunto affixed its corporate seal by the hand of its proper officers.

WITNESS :

As to the Signature of H. F. Lee  
John G. Livingston

} Margaret Eaton School of  
Literature & Expression  
H. H. Lee Director

John G. Livingston

Mary M. Threlk  
Secretary-Treasurer



*Mr. Ry Eaton*

November 21, 1931.

Re Margaret Eaton School

The writer met Dr. Bruce MacDonald by appointment today, and told him that the Company did not feel disposed at the present time to commit itself to any further large expenditures of money.

Dr. MacDonald replied that in view of present conditions he had rather expected an answer of this nature. He hoped, however, that the matter was not to be considered closed but that it would be in order to bring it up at some future time.

The writer stated further that it was felt, in view of the standing of the Margaret Eaton School as a training organization for teachers of physical education, and in view of the great deal of pioneer work done by the School in the interests of this activity, the University might well consider at this time the question of granting affiliation to the School so that its highly trained graduates might be made eligible for appointments to schools in Canada. Dr. MacDonald answered that he was thoroughly in sympathy with this idea and that at the next meeting of the Board of Governors of the University he would urge that such affiliation be arranged for immediately. He also hinted a hope that if this arrangement were made the Company or the Eaton family might at some future time reconsider the question of a building to be erected for the purpose of physical education. To this the writer replied that while he had no authority for encouraging such a hope it was his personal feeling that to grant affiliation would probably be the most effective way of establishing grounds for future action.

Dr. MacDonald then reiterated his intention of urging affiliation at the earliest possible moment, and desired that the writer should convey his thanks to Mr. Eaton for his courtesy in the matter.

*J.R.L.*



Executive Office,  
March 20th, 1931.

On March 18th, Dr. Macdonald called to say that there was a meeting of the University Women being held that evening, which he was to attend. They were making a proposal again to erect a building for Women students, to meet their social needs. Among other things, it would contain a gymnasium and other rooms to provide facilities for physical training.

Dr. Macdonald asked whether we would still be interested if through it the Margaret Eaton School work could be perpetuated under the University. The reply was that if the scheme would actually perpetuate the work of the School, and the building for this purpose would appear as a distinctive unit and carry the Margaret Eaton name, we would still be interested in it.

Dr. Macdonald mentioned the sum of \$200,000. but not to exceed \$300,000. as the complete cost in connection therewith.

RYE:EW

Read by Mr. J.J. V. Apl.8/31.

36.1



Executive Offices,  
November 19th, 1931.

With further reference to the memo of March 20th re Dr. Macdonald's message about a building for Women Students at the University to meet the social needs and to include a gymnasium, Dr. Macdonald again called on November 19th to say that he has discussed the matter informally with the Governors who, he believes, would now be ready to proceed with a building on the corner of Hoskin Ave. and Devonshire Place, which would provide facilities for physical training, but which would cost \$500,000.

He mentions that the \$200,000 belonging to the Massey Estate and ear-marked for that purpose would be available, if we cared to donate the remaining \$300,000. But, he also asks whether we would prefer to donate the whole \$500,000. In either case, the Margaret Eaton name would apply.



Mr. R. Y. Eaton,  
Executive Offices.

Regarding President Falconer's appeal for a Women's Building  
for the University.

A building along the lines of Ida Noyes Hall in Chicago (see descriptive booklet attached) would cost approximately \$1,250,000. While on a smaller scale, a building such as this would compare very favorably with Hart House.

The building (to be known as Margaret Eaton Hall) would be for use as a general Club House and social centre for the women of the University; for the women's physical culture work required by the curriculum; and would also take over the work of training Physical Culture teachers now accomplished by the Margaret Eaton School. It should also contain a first rate little theatre or concert hall.

The Chicago building includes two gymnasiums, solarium swimming pool, cafeteria, lounge, reading rooms, reception rooms of various sizes library, kitchenettes, theatre (used also for dances) dressing rooms, lockers, showers, bowling alleys, etc. There are no sleeping quarters.

There would seem to be three main reasons for giving serious consideration to such an idea

- (1) The University is in very great need of such a building, and their women's organizations are putting considerable pressure on the Governors to see that one is provided.
- (2) It would seem like an ideal memorial to Mrs. Timothy Eaton, and a good way to perpetuate the ideas for which the Margaret Eaton School was founded. The present situation at the School is most unsatisfactory. Miss Hamilton is in very poor health; it would be extremely difficult to get anyone else to carry on; and yet it would almost seem like a discourtesy to Mrs. Eaton if it were to be discontinued.
- (3) As a matter of publicity and harmonious public relations it would seem to be good policy for the Company to make occasional large contributions to the public welfare as it did in Sir John's day. Unless counterbalanced by something of this kind, there is a very real danger of public opposition to a monopoly which never shares up its profits for the public good. Something of this kind would not only do a lot to allay prejudice, but would also be an irrefutable indication of the Company's prosperity and financial strength.

"W. G. Mills"

WGM:S.



*Mr. Livingston*

Executive Offices,  
January 27, 1930.

Sir Robert Falconer called today to say that two weeks ago a deputation of University women waited on him to urge the need of accommodation for women students in the way of a gymnasium and facilities for their social needs in a building similar to what had been spoken of two years ago by Dr. Cody. He had to tell them that there were no funds available for that purpose nor was the Government willing to advance money for such purposes. They intimated that there might be money available from outside and he replied that he did not know of any other source. He had in mind our last interview with Dr. Cody.

A few days ago he had two women call to say that they understood that in the Eaton Company they had not lost interest completely in this project, and Sir Robert had called to see whether or not this was so but had not mentioned the matter to Dr. Cody.

The proposal in brief is to erect a building on the Hoskin Avenue property close to the other buildings used by women students. It would contain a gymnasium, swimming pool, lecture hall and some smaller rooms, but no restaurant; arrangements would be made for providing afternoon tea. The building itself would cost from \$600,000 to \$700,000. It should be self-supporting, as Hart House is. A fee would be charged each student for membership. All women students would be required to take physical training for two years. At present it is for one year only as they lack facilities for more. They are not considering anything in the nature of dramatic work or instruction in public speaking, partly on account of the difficulty of finding competent teachers and the difficulty of making it successful.

RYE:EW

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